

DIVISION 5. ZONE DISTRICT REGULATIONS FOR THE MDR - MEDIUM DENSITY RESIDENTIAL DISTRICT.**Section 14-43. Uses permitted by right.**

- (1) Single family dwelling units.
- (2) Multiple family dwellings.
- (3) Home occupations.
- (4) Domestic animals, provided such animals are household pets and kennels are not maintained.
- (5) Fences, hedges, and walls, provided they will not obstruct motorists' vision at street intersections.
- (6) Accessory buildings and uses customarily incident to the uses permitted in this district.

Section 14-44. Conditional uses.

(1) The following conditional uses may be permitted within the Medium Density Residential District:

- (a) Electric substations and gas regulator stations.
 - (b) Fire stations, police stations and telephone exchanges.
 - (c) Water reservoirs, water storage tanks, water pumping stations and sewer lift stations.
 - (d) Churches and schools or other public or semi-public uses.
- (2) For each instance, the Commission shall be provided with site development plans showing the proposed development or use and its relationship to adjacent properties. The site development shall show existing contours of the site at two foot (2') intervals, the location of improvements on the site, the height and bulk of structures proposed, description and placement of screening or screen planting, availability of utilities if applicable, and a statement of the time-sequence of development and environmental impact on properties in the immediate vicinity.
- (3) The Commission may, in addition, prescribe any additional conditions regarding intensity or limitation of use, appearance, hours of operation, setbacks or required open space, or other such conditions which may be deemed necessary by the Commission.

Section 14-45. Building height limit.

Except as provided in Section 14-101, the height regulations are as follows: No dwelling or other structure shall exceed two and one-half (2 ½) stories or twenty-five feet (25') in height.

Section 14-46. Area regulations.

Except as provided in Section 14-101, the area regulations are as follows:

(1) Minimum floor area for single or multiple family dwellings:

- (a) One (1) bedroom dwelling unit - six hundred fifty (650) square feet.
- (b) Two (2) bedroom dwelling unit - eight hundred (800) square feet.
- (c) Three (3) bedroom dwelling unit - nine hundred (900) square feet.
- (d) Four (4) or more bedroom dwelling unit - one thousand (1,000) square feet.

(2) Minimum lot area:

- (a) Six thousand (6,000) square feet per dwelling.
- (b) For all conditional uses, six thousand (6,000) square feet.

(3) Minimum lot frontage: Fifty (50) feet.

(4) Minimum front yard: Measured from the front property line, there shall be a front yard of not less than twenty-five feet (25') for all principal structures, unless otherwise specified by the Commission.

(5) Minimum rear yard: Measured from the rear property line, every principal or accessory building shall have a rear yard of not less than ten feet (10').

(6) Minimum side yard: Measured from the side property lines, there shall be side yards of not less than five feet (5') on each side of the lot.

Section 14-47. Density regulations.

For multiple family dwellings, density shall not exceed ten (10) dwelling units per acre of residential area.